

# LAND DEVELOPMENT COMMITTEE

## JANUARY 14, 2015

Present:   X   Thomas M. Ryan, Chairman, Mercer County Planning Board  
  X   Bill Agress, Vice-Chairman, Mercer County Planning Board  
  X   Donna Lewis, Planning Director, Mercer County Planning Division  
  X   Greg Sandusky, Mercer County Engineer

<u><b>Type of Development</b></u>	<u><b>Name of Development</b></u>	<u><b>Municipality/Street/Block/Lot</b></u>
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1. Site Plan MC #14-102	Credit Union of New Jersey	City of Trenton 12 East Lafayette Street Block 103, Lots 2 & 3
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**Approved:** Removal of all structures and impervious coverage on Lot 2 and construct a parking lot for the upgraded Credit Union Building on Lot 3 to include a drive-through teller window.

2. Site Plan MC #14-507	Proposed Townhouses (Berks Walk)	Lawrence Township 180 Franklin Corner Road Block 3901, Lot 10
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**Approved with conditions:** Proposed development of 10 townhouse units with off-street parking provided by 30 surface spaces to be constructed on the north side of Franklin Corner Road east of the Lawrence Gardens apartment complex.

3. Site Plan MC #14-409	Sonic Drive-In Restaurant	Ewing Township 1660 North Olden Avenue Block 40.01, Lot 3
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**Approved with conditions:** Conversion of a non-operational 3,346 (sf) bank with (3) drive-thru lanes into a 3,460 (sf) Sonic Drive-In Restaurant with 35 parking spaces.

4. Site Plan (Amendment) MC #14-408	Bear Tavern Greene	Ewing Township 780 Bear Tavern Road Block 373, Lot 2
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**Approved with conditions:** Proposed upgrade to the clubhouse and recreational area at the approved Bear Tavern Greene project, application #06-408. The revisions at the central recreation area include the enlargement of the clubhouse, provision of a pool, half basketball court, grilling area and tot lot, which results in an increase in impervious coverage of 0.8%.

5. Site Plan & Subdivision MC #14-805	Habitat for Humanity	Hightstown Borough 224 – 232 S. Academy Street Block 40, Lot 22, 23 & 24
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**Approved:** Creation of (4) Lots for the construction of (4) residential units.

6. Minor Subdivision MC #14-304	The Partners of White Oak	Princeton 56 White Oak Drive Block 2102, Lots 15 & 16
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**Approved:** Lot line adjustment between lots 15 & 16 to straighten out an existing anomaly.

\* The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.